



MICHAEL R. PENCE, Governor
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY
302 West Washington Street
Indianapolis, IN 46204

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

March 4, 2014

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:03 a.m. on March 4, 2014.

(a) Commissioners present at the Commission meeting:

Diana M. H. Brenner
Ron Brown
Thomas Cloud
Michael Corey
Kevin Goeden, representing the Commissioner, Department of Labor
John Hawkins, Chairman
Todd Hite, representing the Commissioner, Department of Health
James Hoch
Matt Mitchell
Patrick Richard
Craig Von Deylen

(b) The following departmental and support staff were present during the meeting:

Legal and Code Services
Mara Snyder, Director, Legal and Code Services
Cecilia Ernstes-Boxell, Code Specialist
Denise Fitzpatrick, Code Specialist
John Haines, Code Specialist
Beth Sutor, Secretary

(c) James Schmidt, Deputy Attorney General, and Gary Bippus, Administrative Law Judge, were present.



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2. Old Business

Chairman Hawkins called for any corrections or a motion to approve the minutes of the February 4, 2014, meeting. Commissioner Brenner moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Brown abstained.

3. Third Party Inspectors

Pyramid1, Inc.
19260 County Road 46
PO Box 463
New Paris, IN 46553

Marc Reynolds, Fire and Building Code Enforcement, presented the application and recommended approval. Commissioner Brenner moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

4. Variances

Tabled Variances

The proponent for variance 13-11-12, Hoosier House Furnishings LLC, Goshen, was unavailable for questions. Commissioner Brenner moved to table for one more month, with the second by Commissioner Corey. It was voted upon and carried with one nay vote. Melissa Nash spoke as proponent for variance 13-11-13, Sincere Heart Adult Day Care Center, Merrillville. The city had wanted them to sprinkle their facility, but the owner didn't want to sprinkle just one unit of his building. They will install a fire barrier to separate the space, and a fire alarm system will be installed. The proponent noted there is a ratio of one staff member to eight clients. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with two nay votes. Variance 14-1-1, Georgetown Road Church/Everlasting Hope International Ministries, Indianapolis, had requested to be tabled by the proponent. Commissioner Von Deylen moved to table, with the second by Commissioner Corey. It was voted upon and carried. Variance 14-1-5, Stone Church Apartments, Bloomington, had no proponent available for questions. Commissioner Corey moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance 14-1-18, Roche Diagnostics Learning and Development Center, Indianapolis, had been incomplete and was now eligible to be heard. It had been listed as a "B" on the staff review. Commissioner Brenner moved to approve, with the second by Commissioner Corey. Variance 14-1-21, Iron Works, Indianapolis, had also been incomplete and was now eligible to be heard. It had also been a "B" on the staff review. Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Christina Collester, RTM Consultants, spoke as proponent for variance 14-1-32, Team Combat Live, Hobart. A Chapter 34 evaluation had been done and the facility failed to pass by 1½ points in one category. A fire alarm system was to be installed, and

Ms. Collester was to visit the facility to determine how best to approach the remaining issues. Josh Magner, Hobart Fire Department, advised the Commission that the tarps had been installed by Mr. Swets, and had not been existing when he took up occupancy in the building. Following discussion, Commissioner Brown moved to deny. Motion died from lack of second. Commissioner Cloud moved to table, with the second by Commissioner Brenner. It was voted upon and carried with one nay. Christina Collester, RTM Consultants, spoke as proponent for variance 14-1-69(a)(b)(c), Model Mill Building, Noblesville. She stated that there had been a sprinkler system inspection, with Commissioner Mitchell present, to determine compliance with density. They had been unable to fully test the dry systems due to the weather, but records show they had been tested last year and were scheduled to be retested in April. She noted the system was overdesigned for the facility, and that the owner wanted to convert the dry systems to wet, though one system may not be possible to convert. Following discussion, Chairman Hawkins asked that Ms. Collester submit a letter, stamped and sealed, reporting on what she observed and what she recommends to be done with the system. Commissioner Brenner then made a motion to approve all three applications with the condition that the dry systems have an accelerator installed or converted to a wet system within six months. Commissioner Brown made the second. It was voted upon and carried with one nay. Commissioner Mitchell abstained. Variance 14-02-7, YMCA Camp Potawatomi Cabins, Wolcottville, was represented by architect Edward Welling. The request had been to omit sprinklers in the cabins, and they were to investigate the use of a 13-D system. The systems had been priced at \$6,800 per cabin. Following discussion, Commissioner Mitchell moved to approve with the installation of a 13-D system. Commissioner Hite made the second. It was voted upon and carried. Variance 14-02-18, Zurcher Tire, Monroe, had been an incomplete "A", and was now eligible to be heard. Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

Regular Variances

Chairman Hawkins called for any variances in the block vote to be called out or any abstentions. Commissioner Hoch noted he would abstain on 14-03-15(a) through (h), Project Emerald Ash Office Tower, Ft. Wayne, and 14-03-17(a)(b)(c) Project Emerald Skyline Residential Tower, Ft. Wayne. Commissioner Cloud noted he would abstain on 14-03-24(a)(b)(c), Central Library Parking Garage Elevator, Indianapolis, and 14-03-30, Hinkle Fieldhouse Renovation Phase 2, Indianapolis. Commissioner Von Deylen noted he would abstain on 14-03-37, Do 317 Lounge, Indianapolis. Commissioner Hite noted he would abstain on 14-03-36, Greenwood Southwest Elementary School Addition, Greenwood. Commissioner Brown called out 14-03-33, Fairmount Camp Dining Hall, Fairmount, for individual consideration. Commissioner Corey then made a motion to approve "A" and "B" variances. The second was made by Commissioner Hoch. It was voted upon and carried.

The following variances were approved as submitted:

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| (1) | 14-03-4 | Purdue University Vawter Field Housing 2012, West Lafayette |
| (2) | 14-04-5 | Purdue Center for Student Excellence & Leadership, West Lafayette |

- (3) 14-03-7 Waste Management, Lafayette
- (4) 14-03-8(a)(b)(c) Sleep Inn & Suites, Indianapolis
- (5) 14-03-15(f) Project Emerald Ash Office Tower, Ft. Wayne
- (6) 14-03-17(b) Project Emerald Skyline Residential Tower, Ft. Wayne
- (7) 14-03-26(b) Mishawaka Grove Development, Mishawaka
- (8) 14-03-29 Holy Life Missionary Baptist Church Stair Lift, Indianapolis
- (9) 14-03-30 Hinkle Fieldhouse Renovation Phase 2, Indianapolis
- (10) 14-03-31 580 Carmel, Carmel
- (11) 14-03-42(a)(b)(c) Scott County Jail Addition and Renovation, Scottsburg
- (12) 14-03-43 Mirro Family Research/Education Center at Parkview Regional, Ft. Wayne
- (13) 14-03-51 733 Loft Apartments, Indianapolis

The following variances were heard separately:

- (14) 14-1-5 Stone Church Apartments, Bloomington

The proponent for the application, Dan Fierst, arrived. Commissioner Von Deylen moved to rescind the table, with the second by Commissioner Corey. Mr. Fierst explained that two furnaces were accessed through closets in the bedrooms. The cold air returns, however, were located in the living rooms. The facility had been a church and had been converted to apartments in 1996. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (15) 14-03-1 Mt. Pleasant Christian Church Facilities Building, Greenwood

The application was incomplete and ineligible to be heard. Commissioner Von Deylen moved to table, with the second by Commissioner Brenner. It was voted upon and carried.

- (16) 14-03-2 - void

- (17) 14-03-3(a)(b) Indiana School for the Blind Greenhouse Addition, Indianapolis

Jason Larrison, State Architect, spoke as proponent. The school had built the greenhouse with donated materials, and labor supplied by J. Edward Light students. It had been done without a CDR, and when properly filed, it failed to pass Comcheck by 3%. The request was to allow the building to remain noncompliant. Following discussion, Commissioner Cloud moved to approve both (a) and (b). Commissioner Von Deylen made the second. It was voted upon and carried.

(18) 14-03-06 Exide Technologies Repair Facility Addition, Muncie

Scott Perez, Arxtheon Consulting, spoke as proponent. The request was to allow the overhead door opening to be increased to 12'x13' to allow the largest loader to enter the building without possibility of damage. Code allows 120 square foot openings. The facility recycles batteries and was granted variance 13-10-8 to omit a fire suppression system, thereby avoiding contaminated water runoff. The requirements of that variance are being complied with. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Corey. It was voted upon and carried with one nay vote.

(19) 14-03-9(a)(b)(c) Candlewood Suites, Bloomington

The variances had been missed in the block vote. Commissioner Von Deylen moved to approve all three variances, with the second by Commissioner Brenner. It was voted upon and carried.

(20) 14-03-10 Stadium Flats, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the exterior sprinkler above the top floor balconies. There are no roofs or overhangs above them to capture heat and activate the sprinkler heads. Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(21) 14-03-11 Crop Production Services Seed Storage Facility, Wheatland

Brook Tarr, architect, spoke as proponent. The request was to omit the plumbing fixtures as called out in Table 29. The facility has no plumbing, is not regularly occupied, and will be used generally only in spring. Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(22) 14-03-12 Wabash Valley Goodwill, Terre Haute

Brook Tarr, architect, spoke as proponent. The building was to be used as a cold storage facility with no heat and no electricity. The request was to omit the plumbing fixtures as called out in Table 29. Commissioner Von Deylen moved no variance was required, with the second by Commissioner Corey. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:15 a.m. It was called back to order at 10:26 a.m.

(23) 14-03-13 Roche Diagnostic, Indianapolis

Terry Schultz, Code Consultants, Inc, spoke as proponent. The facility will have two communicating stairs connecting all three floors of the new building for ease of employee access. Each stair will have an exterior wall on one side, two sides of glass walls, and open to the interior on the fourth side. The request was to allow the use of a 3-hour fire curtain, activated by fire alarm, smoke alarm or water flow, to close off the third floor. Following a lengthy discussion, Commissioner Brown moved to approve with the condition that close space sprinklers be installed. Commissioner Mitchell made the second. It was voted upon and carried.

(24) 14-03-14 North Harbor Site B, East Chicago

Jeff Highborn, Community Builders owner, spoke as proponent. The request was to allow a 50 foot dead-end corridor, allowed in the new code, so that the stair for the partial 4th floor is within an exit enclosure. The building will be protected with a full NFPA 13 sprinkler system. Following discussion, Commissioner Cloud moved to approve on the condition of a full 13 sprinkler system. Commissioner Corey made the second. It was voted upon and carried.

(25) 14-03-15(a)(b)(c)(d)(e)(g)(h) Project Emerald Ash Office Tower, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The total complex, filling 80% of the city block and owned by three separate entities, was designed as a single high-rise building of Type IB construction. The entire structure will be protected throughout with an NFPA 13 system, and legal easement agreements are in place to protect fire systems and means of egress so they are maintained in perpetuity. Variance (a) was to allow separate owners of the structures with a separation of floors five through eight of the Ash Tower from the city-owned parking garage by a 2-hour horizontal assembly. Legal easements are in place, and each tower will have a separate riser and command center. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Hoch abstained from voting on these variances. Variance (b) was a request to provide exit width from the sixth floor for an occupant load calculated at 660 persons based on the actual use of the floor. Jerry Noble, project architect, and owner of the Emerald Ash Office Tower, Tim Ash, advised the Commission that there were currently 245 employees and an expected growth not to exceed 345. The fitness center, dining area and conference rooms are for corporate use only and are not rented to outside groups, so at no time would the three areas simultaneously be occupied at capacity. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was a request to allow certain elements of the structural frame and roof assembly of the atrium connecting floors 6-8 to be unprotected. Sprinklers would be provided at the top of the columns to spray the web of the steel, with upgraded sprinklers in areas where the steel was less than twenty feet below the roof. The exposed steel is an

integral design feature of the atrium. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Cloud. It was voted upon and carried. Variance (d) was presented by Christina Colleter, RTM Consultants. The request was to allow the smoke control system to have 6 air changes per hour as per the old code, instead of the 100 air changes using current methods which are not suitable for the relatively small projected area of the atrium. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (e) was a request to use the stairway design pressure permitted in NFPA 92A for smoke control systems in sprinklered buildings. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (g) was to allow the mechanical penthouse to exceed the permitted $\frac{1}{3}$ of the roof area allowed by code. The penthouse will house mechanical equipment only, and is driven by the size and complexity of the equipment itself. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (h) was a request to omit the two-way communications system required by code. Jim Maura, Ft. Wayne Fire Department, stated that they would use their own two-way radios and not the building communication system. Following discussion, Commissioner Mitchell moved to approve with the condition that the Ft. Wayne Fire Department approve the fire command center, and that a repeater be provided if requested. Commissioner Von Deylen made the second. It was voted upon and carried.

(26) 14-03-16(a)(b) The McCurdy Apartments, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. In 2008, a variance had been granted to turn the hotel, built in 1917, into apartments. Funding had dried up, and the project had not been completed. The current attempt to reuse the building involves the reapplication for variances, using Chapter 34, for the four items previously granted under Rule 8 in 2008. An NFPA 13 sprinkler system will be installed, and an NFPA 72 voice alarm system will be used. Vertical openings will be sprinkler-protected, fire dampers installed, and close space sprinklers used outside the restaurant and pub areas. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was withdrawn.

(27) 14-03-17(a)(c) Project Emerald Skyline Residential Tower, Ft. Wayne

Ed Rensink, RMT Consultants, spoke as proponent. Variance (a) was to allow separate owners of the structures with separation of floors five through fifteen of the Emerald Skyline Residential Tower from the city-owned parking garage by a 2-hour horizontal assembly. Legal easements are in place, and each tower will have a separate riser and command center. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioner Hoch abstained from voting on these variances. Variance (c) was a request to omit the two-way

communications system required by code. Jim Maura, Ft. Wayne Fire Department, stated that they would use their own two-way radios and not the building communication system. Following discussion, Commissioner Brown moved to approve with the condition that the Ft. Wayne Fire Department approve the fire command center, and that a repeater be provided if requested. Commissioner Brenner made the second. It was voted upon and carried.

- (28) 14-03-18 Franciscan St. Anthony Health Michigan City Office Renovation, Michigan City

Doug Trent, RTM Consultants, appeared as proponent. A small addition was being made to an existing outpatient center to provide doctor offices. They would be separated by the use of the exterior masonry wall of the center as a two hour fire barrier, allowed under the NFPA 101 Life Safety Code. The facility is sprinklered. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

- (29) 14-03-19(a)(b) Greenwood Pizza King, Greenwood

Tim Callas, J&T Consulting, spoke as proponent. He was joined by Amber Irvin, tenant. Variance (a) was a request to allow the use of wood studs in the upgrading of the existing wall per a gypsum fire resistance design requiring the use of metal studs. They would have to dismantle the existing wall and disrupt the adjoining business during construction. Mike Arany, White River Fire Department, advised the Commission that they had no objections to the variance. They did request that the facility not be used as a bar or nightclub. Ms. Irvin assured the Commission that, while they would be selling wine and beer, the facility was family-oriented and would not be a bar or nightclub. Following discussion, Commissioner Von Deylen moved to approve both (a) and (b) with the condition that they serve beer and wine only, and that they not have live music. Commissioner Brenner made the second. It was voted upon and carried.

- (30) 14-03-20 Carnahan Hall, Lafayette

Doug Trent, RTM Consultants, spoke as proponent. The building in question was most recently used as an art gallery and tea shop. The current tenants would like to use it for a banquet space and concert venue. A Chapter 34 study had been done, and the building did not pass. The variance request was to adjust the fire safety score to passing. The second floor is a ballroom, intended to be used as a banquet hall in the future, but currently not used and to be secured, preventing access. Smoke detectors have been installed, but a sprinkler system is not financially possible at this time. Ron Richey, Lafayette Fire Department, and Bonnie Robison, Plan Review, both expressed some concerns. The proponent requested it be tabled to gather further information. Following

discussion, Commissioner Corey moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 12:00 p.m. for lunch. It was called back to order at 1:10 p.m.

(31) 14-03-21 Brownsburg Meadows, Brownsburg

Ed Rensink, RTM Consultants, spoke as proponent. The dining hall lacked a second means of egress. The request was to allow the dining hall courtyard door swing to be reversed, allowing the occupant to re-enter the building via one of two egress doors from the courtyard to reach an exit discharge. The building is sprinklered with an NFPA 13 system. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(32) 14-03-22 University of Southern Indiana Teaching Theater, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. A 300 seat teaching theater had been designed with an 11" tread depth for the steps and a 16" tread depth on the seating rows to act as a landing to allow room for the patron to access the seats. A discussion was held as to whether the stairs should be addressed under assembly seating or stairway landing requirements. It was decided the code cite should be changed to 1009.4 for stairway landings, and that they complied. Commissioner Von Deylen moved that no variance was required, with the second by Commissioner Richard. It was voted upon and carried.

(33) 14-03-23(a)(b) Indy Storage Depot Storage Building #10, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request in (a) was a request to omit the required fire hydrant within 400 feet of the new self-storage building. The wood framed building with wood trusses would have walls and ceiling sheathed with steel siding. The proponent felt that the cost to install a 600 foot extension to the water line would likely cancel the project. Margie Bovard and Steve Rowland, Indianapolis Fire Department, advised the Commission of their concerns. Following discussion, Commissioner Corey moved to table, with the second by Commissioner Cloud. It was voted upon and carried. Variance (b) was a request to omit plumbing fixtures as called out in Table 29. Toilet facilities are provided in the office for employees, and no storage of hazardous materials is allowed. Jeff Dean, City of Indianapolis, voiced his concerns about omitting the required fixtures. Following discussion, Commissioner Von Deylen

moved that no variance was required, with the second by Commissioner Richard. It was voted upon and carried.

It was requested that the reconsideration of variance 13-11-52 Indiana Mentor, Merrillville, be moved forward. Commissioner Corey moved to allow the variance to be moved forward on the agenda. Commissioner Brown made the second. It was voted upon and carried.

(34) 13-11-52 Indiana Mentor, Merrillville

Melissa Tupper, RTM Consultants, spoke as proponent for the variance. She noted that they were to go up to the facility that Friday to do their inspection and look for ways to correct the issues. She then asked that the variance be tabled to allow her time to do the research. Philip Toper, Merrillville Fire Department, again appeared before the Commission, voicing his concerns. Following discussion, Commissioner Brenner moved to table for thirty days with the condition of a fire watch being posted. Commissioner Von Deylen made the second. It was voted upon and carried.

(35) 14-03-24(a)(b)(c) Central Library Parking Garage Elevator, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A new elevator is being constructed within the footprint of the 2 levels of parking garage, with access to the library plaza. In variance (a) the request was to allow the elevator hoistway enclosure, rated within the garage levels, to have nonrated glazing at the on-grade access lobby level for security purposes. The lobby will have noncombustible wall and ceiling finishes, and no fire load. The lobby will be sprinklered. Variance (b) was to allow the stair to have a 2-hour rating on the two garage levels, and open only to the lobby. Variance (c) was to omit rated roof and structural columns within the lobby. The walls and ceiling will be noncombustible, and there will be no fire load. Following discussion, Commissioner Corey moved to approve all three variances, with the second by Von Deylen. It was voted upon and carried. Commissioner Cloud abstained.

(36) 14-03-25(a)(b)(c) Mainstreet Crown Point Skilled Nursing & Assisted Living, Crown Point

Melissa Tupper, RTM Consultants, spoke as proponent. The request in variance (a) was to allow the use of sliding doors for the bathrooms in patient rooms. The proposed Building Code will allow this in rooms with an occupant load of less than ten. This will allow for more efficient use of space in the sprinklered building. Commissioner Brenner moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the nurse area and common areas to be open to the

corridor in the assisted living facilities. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was to allow non-rated glass windows in the nurse station 1-hour corridor. This was to allow privacy during phone calls and discussions, while maintaining visual contact with the residents. Commissioner Cloud moved to approve with the condition that 1/4" tempered glass be used. Commissioner Hoch made the second. It was voted upon and carried.

(37) 14-03-26(a) Mishawaka Grove Development, Mishawaka

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a dead end corridor of 125 per the proposed 2014 Building Code. The building will be sprinklered, and will comply with all applicable aspects of Chapter 10. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(38) 14-03-27 Ford Center, Evansville

The proponent had requested the application be tabled. Commissioner Corey moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 2:00 p.m. It was called back to order at 2:14 p.m.

(39) 14-03-28 Bloomington High School North Security Grille, Bloomington

The application had been withdrawn by its proponent.

(40) 14-03-32 Jane Pauley Community Health Center, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Approximately 8,000 square feet was being converted to outpatient medical offices. The request is to omit the required 1-hour rated corridors as allowed by the NFPA Life Safety Code 101. A corridor smoke detection system will be provided, as well as a manual fire alarm system. Three exits to the exterior are provided from the corridors, and two exits directly to the exterior from within the tenant area. This will provide a travel distance of less than 100 feet. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(41) 14-03-33 Fairmount Camp Dining Hall, Fairmount

Ed Rensink, RTM Consultants, spoke as proponent. The request is to omit the required sprinkler system due to the lack of a water supply capable of supplying sufficient water for the system. The dining area will have five exterior exits and a travel distance of less than 70 feet. There will be a manual and automatic fire alarm system, a smoke detection system, and a heat detection system in the kitchen. The stove will be protected with a Type I hood. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried, with one nay vote.

(42) 14-03-34 St. Mary Parish Phase 2 Building Expansion, Greensburg

Ed Rensink, RTM Consultants, spoke as proponent. An existing 49,375 square foot school will be adding a 50,225 square foot addition, exceeding the allowable area for Type IIB construction. The request was to be allowed to have unlimited area for the entire facility, qualifying for unlimited area individually in the E occupancy as well as the A3 area, but not as a single building. The code would require a 4-hour fire wall between the two occupancies, which, in a school setting, would be impractical and create operational hardships. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(43) 14-03-35 Indiana Math and Science Academy Addition, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. A new gymnasium and connector is being added to an existing school building. An interior build-out of the first floor of the existing 2-story high school is also planned. The request was to use the existing 2-hour fire barrier separating these two areas for calculation of allowable area for the 1-story portion of the building, and allowing a Chapter 34 for change of use in the 2-story portion. Both portions of the building are sprinklered, as well as the addition. Ninety minute rated fire assemblies will be provided for door openings in the fire barrier. Following discussion Commissioner Brenner moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

(44) 14-03-36 Greenwood Southwest Elementary School Addition, Greenwood

Ed Rensink, RTM Consultants, spoke as proponent. A set of doors placed across an existing corridor creates a 40 foot dead end. The doors are needed for security purposes,

segregating the front portion of the building when the school is used after-hours. Sprinkler protection will be extended from the addition into the existing corridor with the dead end, and an egress door will be provided into the existing cafeteria from the corridor. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried, with one nay vote.

(45) 14-03-37 Do 317 Lounge, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The tenant had been granted a variance last year to occupy the second floor of the building without fully complying with rules for new use of the space. The request was to allow the same tenant to move to the first floor of the same building, with the same requirements of the variance to apply to this space. It will be provided with a fire alarm system with horns and strobes, and a smoke detection system. A shunt trip, activated by fire alarm, will kill the sound system. Two means of egress will be provided from the space, and travel distance will be 80 feet. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Cloud. It was voted upon and carried with two nay votes. Commissioner Von Deylen abstained.

(46) 14-03-38 Hotel Broad Ripple, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Two houses were being combined to create the hotel with nine guest rooms. The fire alarm system detectors, used in the guest rooms, are designed to meet smoke alarm requirements in lieu of separate smoke alarm systems for each building. The City of Indianapolis interpreted their use as non-compliant. The system will be hard-wired via the fire alarm panel, and have battery back-up power in compliance with NFPA 72. Millard Johnson, City of Indianapolis inspector, would accept the system if an alarm sounded within the guest rooms. The proponent agreed to provide this. Following discussion, Commissioner Mitchell moved that no variance was required, with the second by Commissioner Von Deylen. It was voted upon and carried.

(47) 14-03-39 Gro Alliance Corn Storage, Howe

Kirk Moyer, Manager, spoke as proponent. This bulk storage facility is located in an area without municipal water available. The request was to omit the sprinkler system. A dust collection system will be installed to reduce explosion hazards for the two employees who work in the building when needed. Following discussion, Commissioner Brenner moved to approve with the condition that the dust collection system be installed with a CDR. Commissioner Hoch made the second. It was voted upon and carried.

- (48) 14-03-40 Center Grove Professional Resource Center Phase 2 Renovations, Greenwood

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. An existing school will have an addition of 1,200 square feet, or 2.2% of the existing building's floor area. The two existing, pre-1998 fire walls are assumed to not be structurally independent and would be considered fire barriers. The request was to be allowed to use the 2-hour fire barrier to separate the addition from the existing building. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Cloud. It was voted upon and carried, with one nay vote.

- (49) 14-03-41 EPE/Prostar and 4th Floor, West Lafayette

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Second floor classrooms, designed for over 50 occupants, will not be separated by 1-hour walls from the office area. The building will be sprinklered throughout with an NFPA 13 system. The second floor system is designed for Ordinary Hazard Group 1, an upgrade from requirements. The floor structures are also upgraded to 1-hour rated floor assemblies. Following discussion, Commissioner Brenner moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

- (50) 14-03-44 Grant County Amvets Post 5, Marion

Melissa Tupper, RTM Consultants, spoke as proponent. When displaced from their original location by the city, and with their assistance, a bowling alley had been found and renovated for their relocation. This was considered a change of occupancy for the building, triggering sprinkler requirements. The request was to omit sprinklers due to the lack of nearby municipal water. The city does not object to the variance. Smoke detectors and fire alarm systems will be added to the building, as well as a shunt activated by the alarms to cut power to any music. Five exits serve the building, with a maximum travel distance of 162 feet. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Hoch. It was voted upon and carried, with one nay vote.

- (51) 14-03-45 Green Sense Farms, Portage

Tim Callas, J&T Consulting, spoke as proponent. Also present was Carl Wenz, CFO of Green Sense Farms. The proponent explained that grow rooms, which house steel racks and trays of plants with a watering system, and an office area were constructed within the warehouse facility, protected by an ESFR system. The request was to omit sprinklers within the grow rooms and office area. It was also noted that the owner of the building

did not wish to sign the application nor participate in the process. Following a lengthy discussion which included the proposed use of a Ceilume ceiling tile system which is designed to shrink away from its supports and fall when sprinklers activate, Commissioner Von Deylen moved to approve with the conditions that heat detectors, horns and strobes were installed in the grow rooms, the owner's acknowledgement be submitted, and the office was to be sprinklered. Commissioner Corey made the second. It was voted upon and carried.

Commissioner Mitchell left at this time.

(52) 14-03-46 Zaxby's at Fishers Marketplace, Fishers

Melissa Tupper, RTM Consultants, spoke as proponent. The restaurant was required to be sprinklered when the calculated occupant load, which assumed lines at the order counter and drink station, exceeded 100. Patrons are given a number when their orders are placed and they take a seat in the dining area to wait. A fire alarm system will be installed, and maximum travel distance is 54 feet. Kitchen fryers are protected with a hood suppression system. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Cloud. It was voted upon and carried with one nay vote.

(53) 14-03-47 Toyota Motor Manufacturing Inc. Fire Alarm System Replacement, Princeton

Dennis Bradshaw, FP&C Consulting, spoke as proponent. The facility, over four million square feet in size, will be doing a fire alarm system upgrade which will be filed in three phases. The request was to reduce the inspection fees for each phase by one-third. Following discussion, and all agreeing that the fee schedule should be updated, Commissioner Corey moved to deny, with the second by Commissioner Cloud. It was voted upon and carried, with one nay vote.

(54) 14-03-48 Zurcher Tire, Monroe

The application was incomplete and ineligible to be heard. Commissioner Brenner moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

(55) 14-03-49 Darlington Community Center, Darlington

Tim Callas, J&T Consulting, and Paul Puzzello, architect, spoke as proponents. Following cutbacks to its budget, the Army deeded the armory to the city. Plan Review has declared this to be a change of occupancy, which triggers a Chapter 34 review. All uses of the facility will remain the same, and the only change is that of ownership from federal to local government. The request was to omit the Chapter 34 until such time a

change of occupancy is considered. Any renovations done will comply with current code. Following discussion, Commissioner Von Deylen moved to approve with the condition that any future changes comply with current code. Commissioner Cloud made the second. It was voted upon and carried.

(56) 14-03-50(a)(b) Steuben County Community Corrections, Angola

Tim Callas, J&T Consulting, spoke as proponent. The administration area of the correctional facility is being renovated to act as a work-release program area with an R-1 occupancy. The request in variance (a) was to permit the use of the existing 8" thick masonry walls and 8" thick concrete floors of the historic building as separation from the residential area in lieu of the required fire wall. They cannot achieve structural independence of a fire wall. The residential area will be protected with an NFPA 13R sprinkler system. Variance (b) was a request to use the masonry wall of the north building as a fire wall to separate it from the south building which has precast walls, roof and floor. The doors are to be rated. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Cloud. It was voted upon and carried.

(57) 14-03-52 Southside Diner Expansion, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. An existing restaurant is expanding into a former nail salon. A Chapter 34 evaluation has been completed and passed. The request was to permit the 2-hour walls separating this space to be the boundary of the evaluation. Ron Richey, Lafayette Fire Department, also addressed the Commission. He did not object to the variance, but asked for a copy of the Chapter 34 evaluation. Following discussion, Commissioner Cloud moved to approve with the condition that the proponent provide the Chapter 34 evaluation scoresheet to the Lafayette Fire Department. Commissioner Corey made the second. It was voted upon and carried.

(58) 14-03-53 Legado Development New Professional Building, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. A new development, consisting of two buildings connected by a breezeway, will not be able to provide fire department access roads that are within 150 feet of all portions of the building due to site constraints. During consultations with the fire department, the owner agreed to maintain the building occupancy as B only, any future additions to the buildings will require a re-evaluation of access roads, and that the breezeway be built of 1-hour fire resistive elements. Ron Richey, Lafayette Fire Department, was present and confirmed the agreement. Commissioner Brown moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

- (59) 14-03-54 Don Marcos Remodel, Lawrence

Tim Callas, J&T Consulting, spoke as proponent. The existing space is undergoing a change of occupancy to an A-2, and Plan Review has determined the occupancy load to be 140. The Chapter 34 evaluation has been done and passed. The variance request is to allow the evaluation to be limited to within the tenant space. The tenant is separated from the remainder of the building with 2-hour masonry and brick walls. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

- (60) 14-03-55 Trinity Metals, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. The existing metal recycling S-1 Occupancy building has two private fire hydrants on site, one non-functional and one not accessible. Two city hydrants are located in front of the building off the main road, and are within 600 feet of the building. The request is to be allowed to no longer maintain the private south and west hydrants since they are within the collapse zone and would not be used by the fire department. Margie Bovard, Indianapolis Fire Department, voiced her concerns to the Commission concerning access roads. Following a lengthy discussion, Commissioner Brenner moved to table the application so that the proponent could research costs and get a site plan. Commissioner Hoch made the second. It was voted upon and carried.

- (61) 14-03-56 Peguin Random House Expansion, Crawfordsville

Tim Callas, J&T Consulting, spoke as proponent. An addition, protected by an ESFR sprinkler system, will have a travel distance which exceeds the allowed amount. The roof height is 40 feet, and the proponent stated the personnel would have ample time to exit the building before the smoke layer would extend lower than 7 feet above the floor, making egress untenable. Following discussion, Commissioner Cloud moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (62) 14-03-57 Indiana State Fairgrounds Expositions Hall, Indianapolis

The proponent requested the application be tabled. Commissioner Cloud moved to table, with the second by Commissioner Corey. It was voted upon and carried.

- (63) 14-03-58 L&M Gardens, Fishers

Lloyd Long, owner, spoke as proponent. The gardens put up a greenhouse in April and would like it to remain up until June, exceeding the thirty day limit. There is no cooking, there will be fire extinguishers present, and the fabric will be flame retardant with inspections per code. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(64) 14-03-59 Women's and Children's Renovation Franciscan St. Francis, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was for a temporary means of egress during the renovation. The third and fourth floors will have dead ends of 120 feet when the horizontal exits are taken out of service. Construction doors will be installed in the corridors to cut down the distance to under 100 feet, additional exit signage and illumination will be adjusted as necessary. Following discussion, Commissioner Von Deylen moved to approve with the condition that the length of the dead end be no more than 100 feet, and that the variance is valid for a period of one year. Commissioner Brenner made the second. It was voted upon and carried.

5. Discussion and possible Commission action

Technology Center Associates, LP
Cause No. 13-14
Briefs submitted

Copies of the submitted briefs had been provided to Commission members. Following discussion of the code concerning alterations requirements, Commission requested copies of the related code sections be emailed to them. Commissioner Von Deylen moved to table, with the second by Commissioner Brenner. It was voted upon and carried.

6. Reconsideration of variance 13-02-51 Edgewood Lofts, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. He explained that, in the variance application, the construction type had been listed as III-B. When the plans had been filed with the state, the plans had been changed and the construction type had been listed as 5-A. Following discussion, the members of the Commission did not object to the change of construction type and allowed the variances to stand.

7. Discussion and Commission Actions

B&K Drive-In of Knox, Inc.
Administrative Cause No. 13-19
Order – Fire and Building Code Enforcement
Nonfinal Order of Dismissal

Etna Pub
Administrative Cause No. 13-18
Order – Fire and Building Code Enforcement
Nonfinal Order of Dismissal

Little Friends Daycare, Wabash
Administrative Cause No. 13-24
Order – Fire and Building Code Enforcement
Nonfinal Order of Dismissal

Commissioner Corey moved to affirm the Nonfinal Orders of the Administrative Law Judge. Commissioner Von Deylen made the second. It was voted upon and carried.

8. Discussion and Commission action on Petitions for Review (Timely filed unless otherwise noted.)

Bone & Joint Specialist, Merrillville
Order – Fire and Building Code Enforcement

Commissioner Corey moved to grant the petition for review, with the second by Commissioner Hoch. It was voted upon and carried.

9. Comments – Mara Snyder

Ms. Snyder, Director, Legal and Code Services, noted that LSA 13-339 had been approved by the Budget Agency and the notice of intent would now be published. NFPA 72 would be effective March 23, 2014. She also thanked John Haines for all of his hard work for the Commission, noting again that this would be his last meeting.

10. Chairman Hawkins then adjourned the meeting at 4:53 p.m.

APPROVED

John Hawkins, Chairman

DRAFT